

Community Meeting 3

MISSION BOULEVARD LINEAR PARK

June 23rd, 2021



OVERVIEW

Project Introduction

Design Concept (Recap)

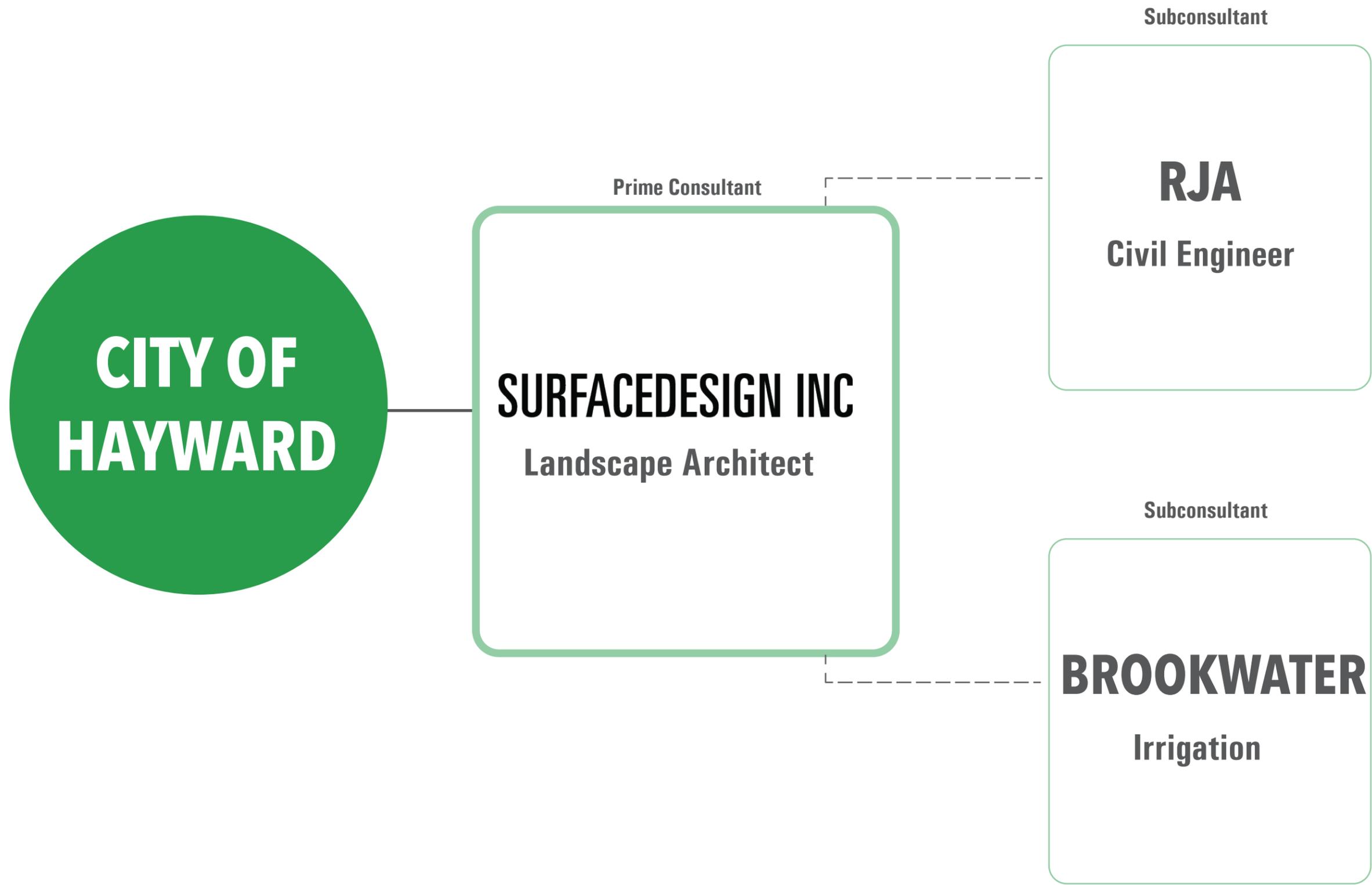
Design Development

Planting Strategy + Material Upcycling

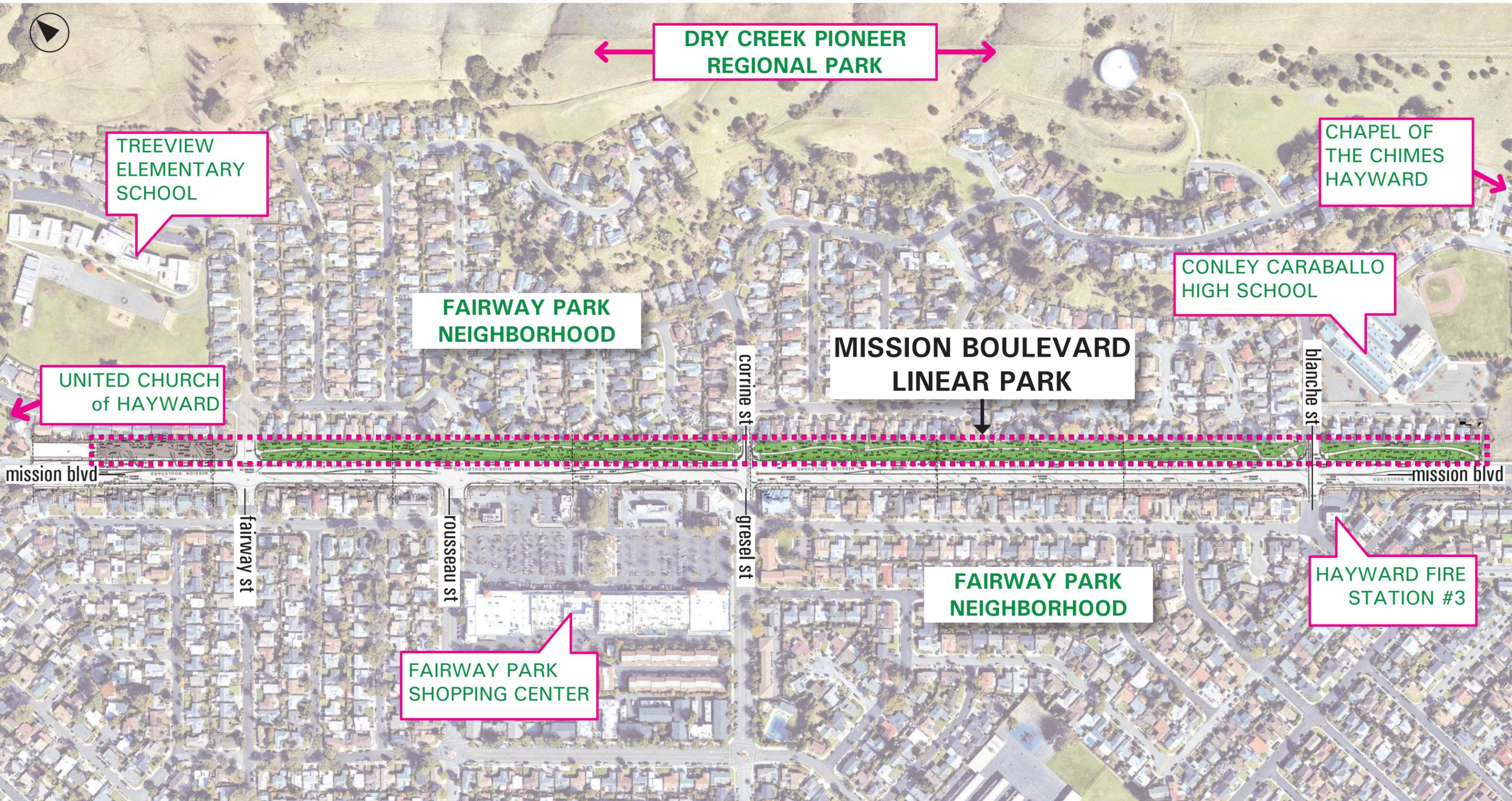
Next Steps

Q&A

DESIGN TEAM INTRODUCTION



PROJECT AREA



ILLUSTRATIVE PLAN



Approved Construction Budget of \$2,000,000 Includes:

- Create Earthforms Resembling East Bay Hills
- Clean-up Existing Asphalt Path Edge
- Realign Existing Asphalt Path in Two Locations
- Add Decomposed Granite Shoulder on One Side of Existing Path
- Create Expanded Paving Areas + Exploratory Pathways using Upcycled Concrete
- Clean-up Existing Fence: Remove Invasive Species, Prune Existing Oleander, and Complete Hedge Planting along Property Line Fence
- Plant No-Mow Sod, Wildflowers, and Perennial Plantings
- Plant 70-75 Deciduous and Evergreen Trees
- Upcycled City Benches and Tables
- Upcycled Timber Benches
- Litter Bins + Pet Waste Stations
- Art Crosswalks

DESIGN CONCEPT (RECAP)







ADJACENT ECOLOGIES (RECAP)

Views of Rolling Hills + Oak Savanna from Mission Blvd Linear Park



OAK SAVANNA / EAST BAY HILLS



BRINGING THE HILLS TO THE PARK (RECAP)

BACKGROUND



MIDGROUND

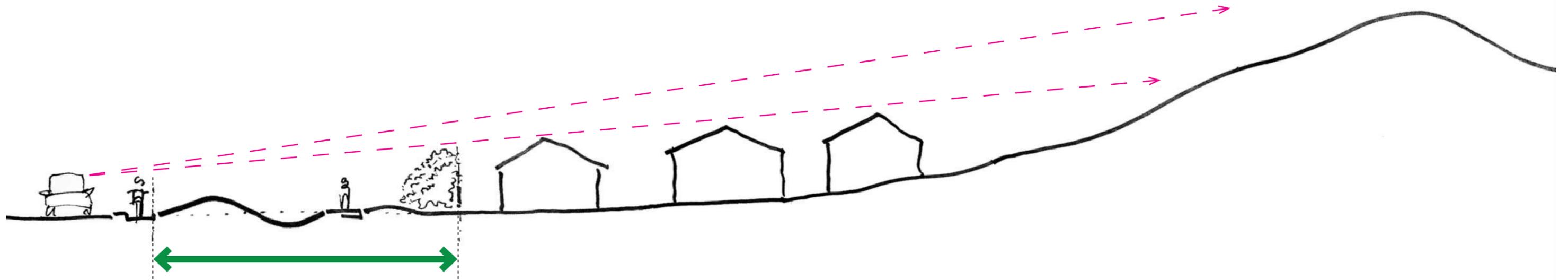


FOREGROUND

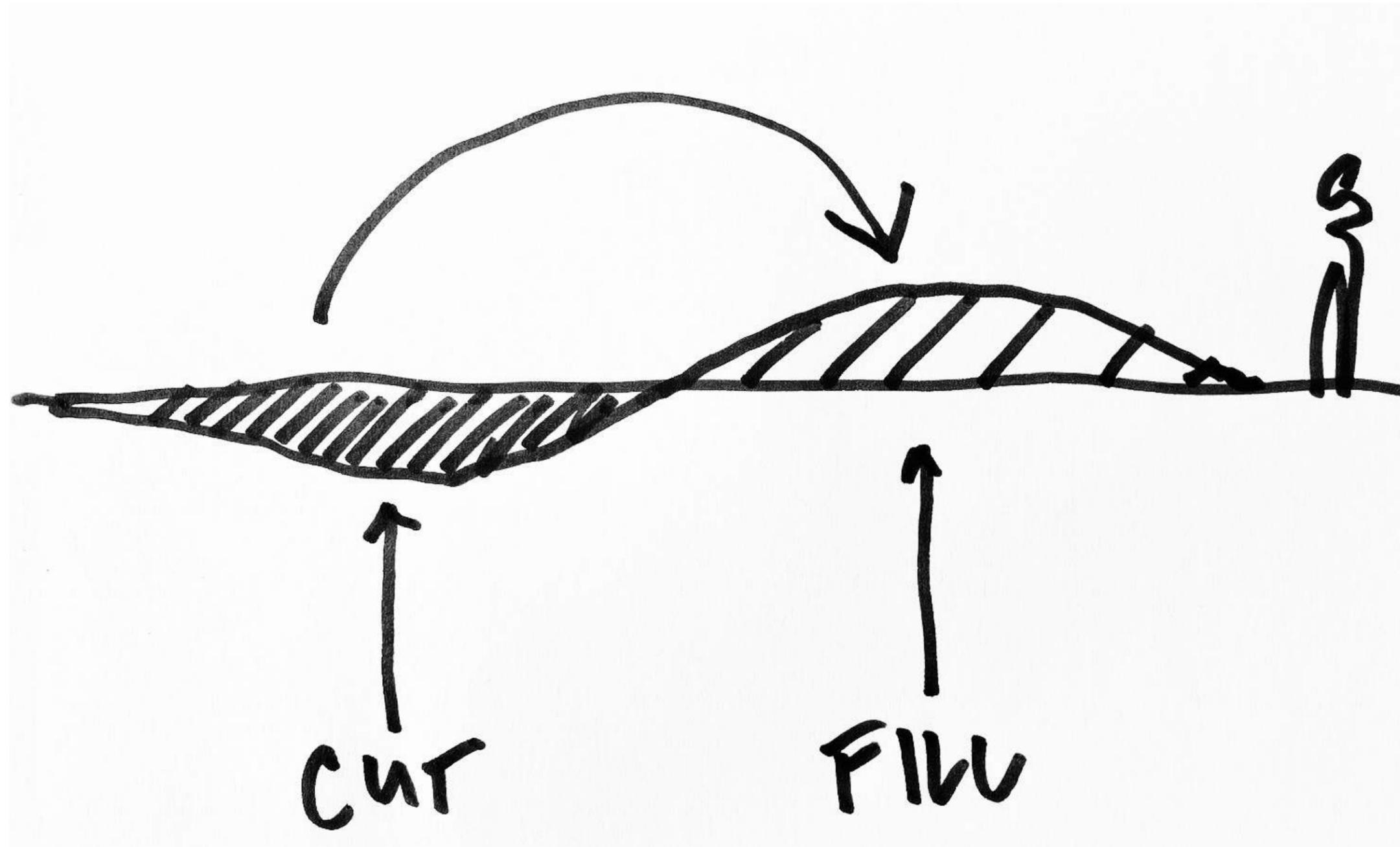


DESIGN STRATEGY (RECAP)

- Shape Earth on Site to Make Larger Link to East Bay Hills and Create 3-Dimensional Interest
- Create Opportunities in the Park Beyond Just Walking
- Change Perception of Being Adjacent Vehicular Boulevard
 - Work with Existing Path, Trees, and Lighting
 - Complete Privacy Hedge along Eastern Edge
 - Provide Safe and Clean Amenity for Community that is Easily Maintained
- Complete Vision of Mission Boulevard!



ABSTRACTING HILLS - GRADING STRATEGY (RECAP)



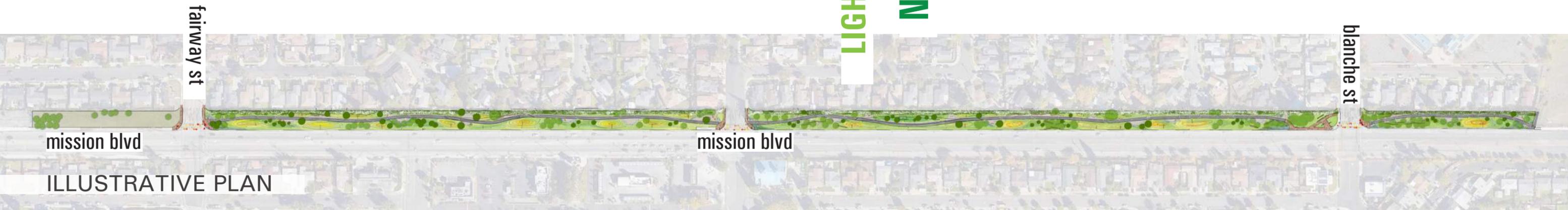
ABSTRACTING HILLS - GRADING STRATEGY (RECAP)



DESIGN DEVELOPMENT

COMMUNITY OUTREACH COMMENT COLLAGE

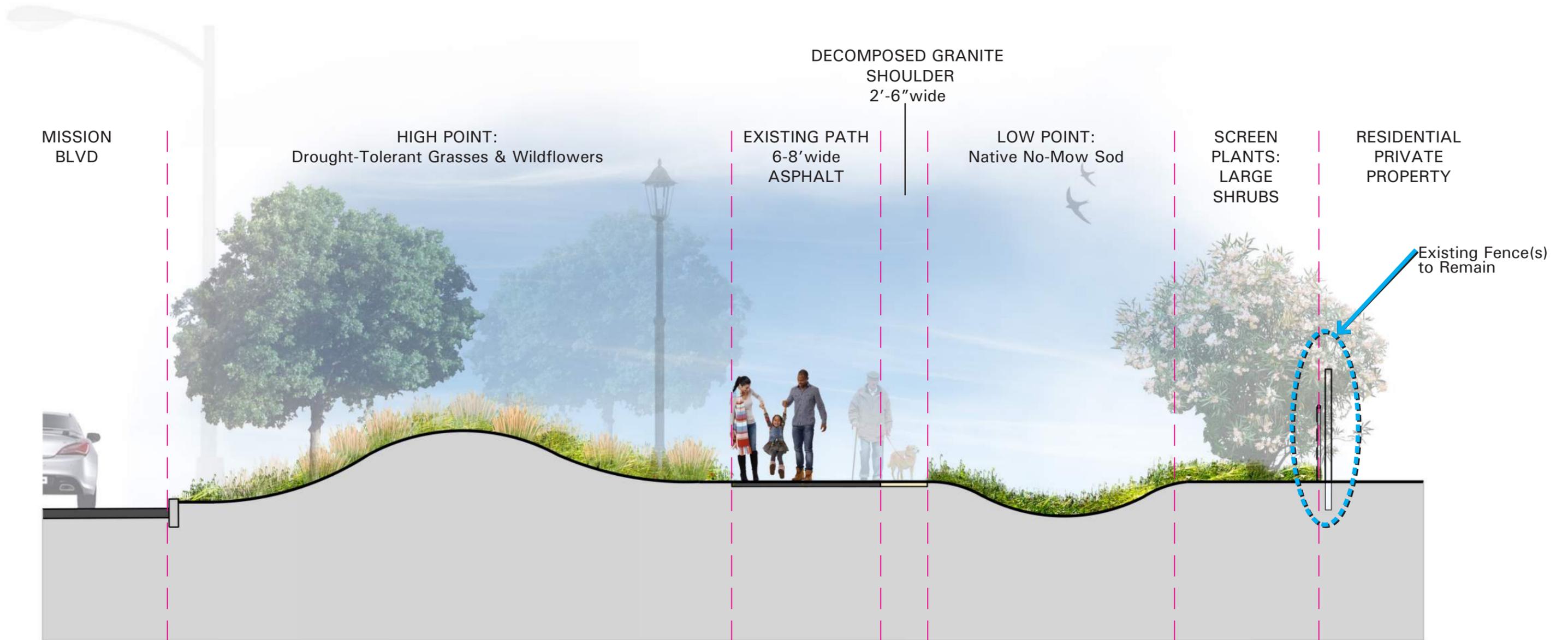
PRIVACY FOR HOMES
ROAD / CROSSWALK SAFETY **SHADE** **DOG STATIONS**
BOULDERS **EXERCISE EQUIPMENT**
TREES **WILDFLOWERS** **MAINTENANCE** **TRASH ISSUES**
UPKEEP **OLEANDERS**
GOPHER PROBLEMS **NATIVE PLANTS** **BENCHES**
REMOVE IVY **LIGHT POLLUTION** **GREEN**
STREET NOISE **BENCHES** **GREEN**



SOUTH GATEWAY < > BLANCHE ST



ABSTRACTING HILLS | TYPICAL SECTION



MOMENTS | PARK GATEWAY

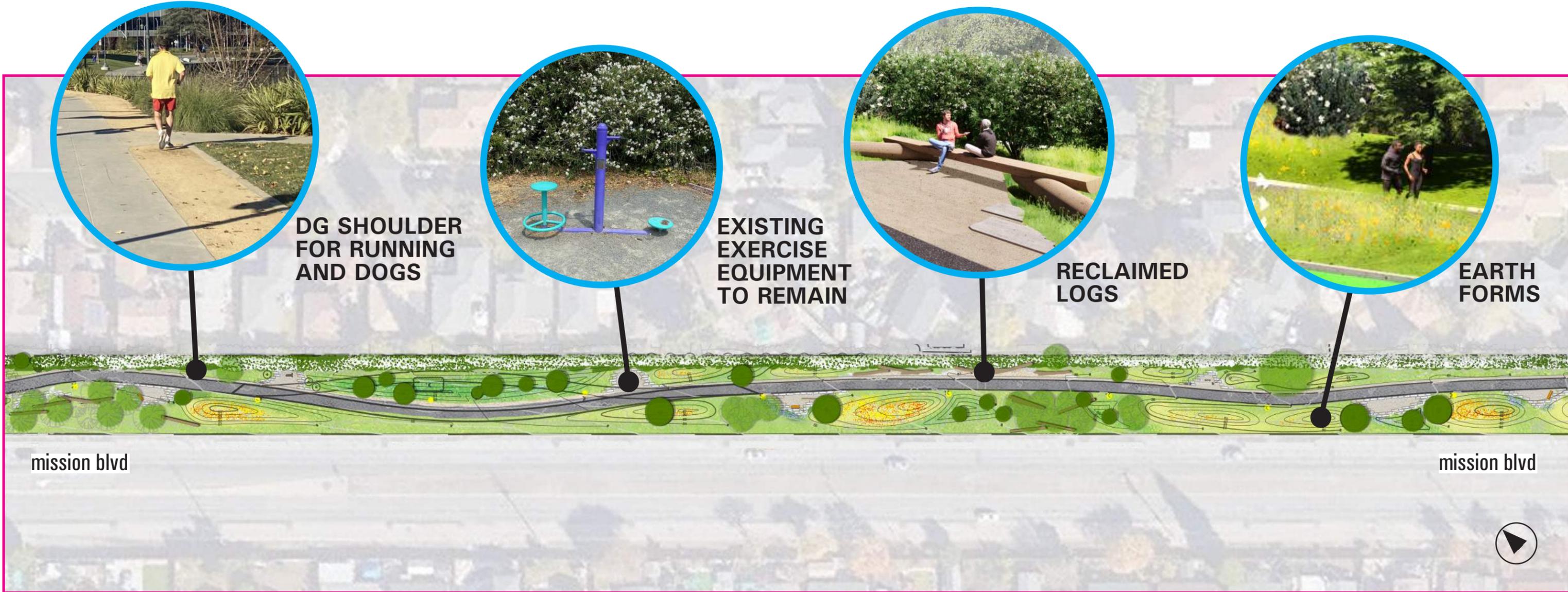
'Gateway' Knoll to Define Beginning of Linear Park

Existing Asphalt Path to Remain

Shrub Planting at Corners of Linear Park

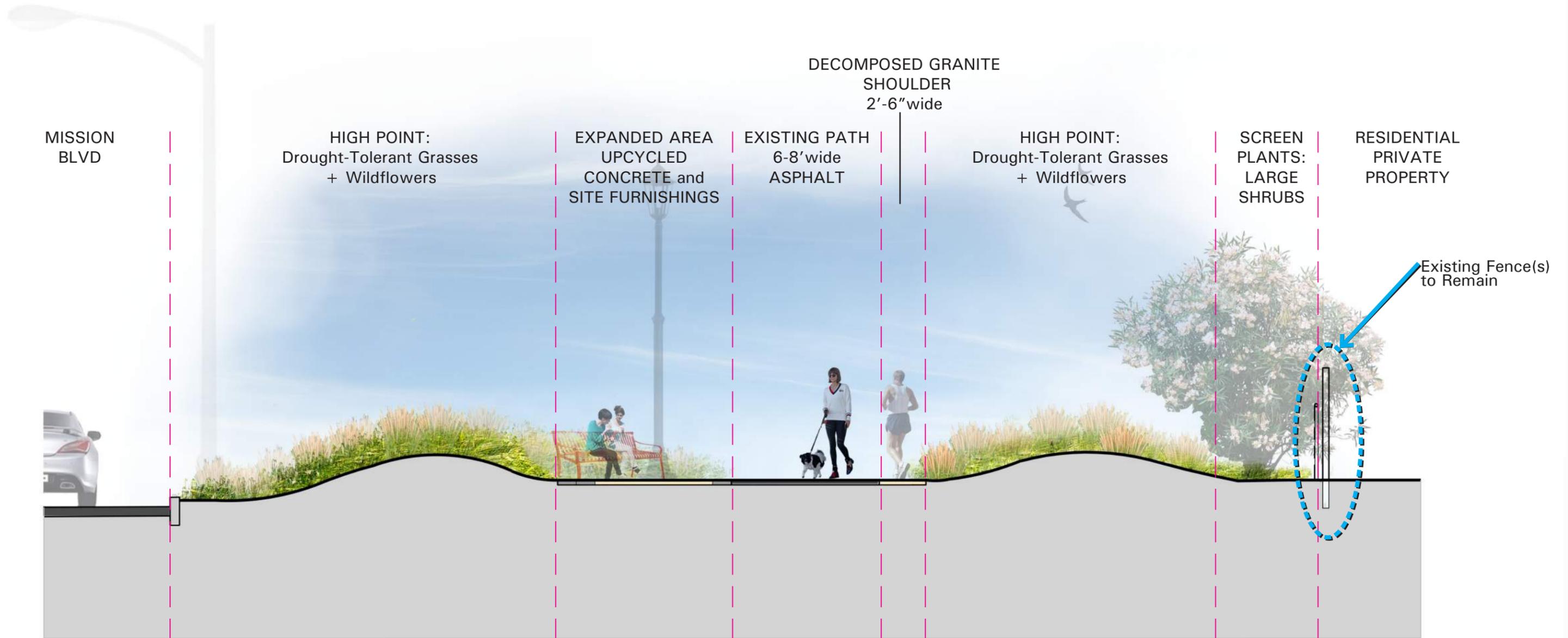


BLANCHE ST < > CORRINE ST

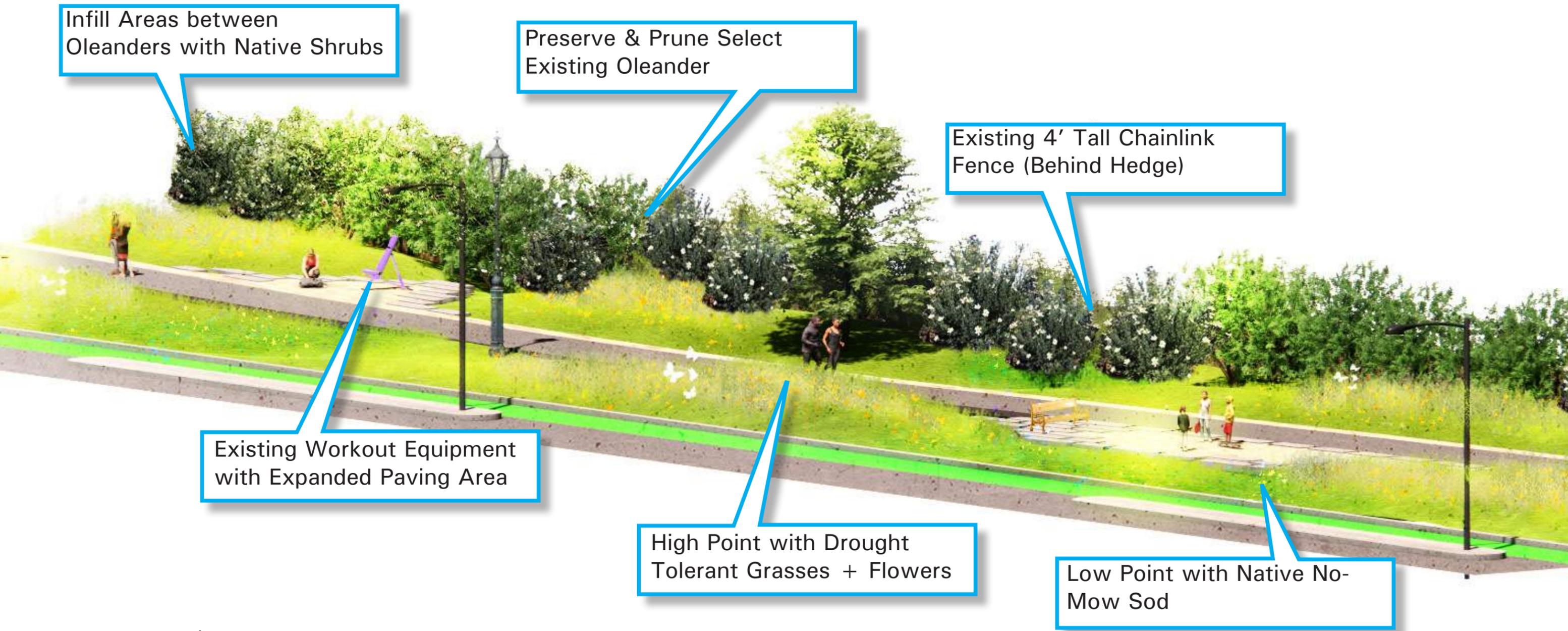


ILLUSTRATIVE PLAN

ABSTRACTING HILLS | TYPICAL SECTION



MOMENTS | GRADING STRATEGY



MOMENTS | REDWOOD GROVE



ILLUSTRATIVE PLAN

CORRINE ST < > ROUSSEAU ST



WILDFLOWER PLANTING



UPCYCLED CITY BENCHES



PET WASTE STATIONS



UPCYCLED TABLES AND CHAIRS



mission blvd

mission blvd

corrinne st



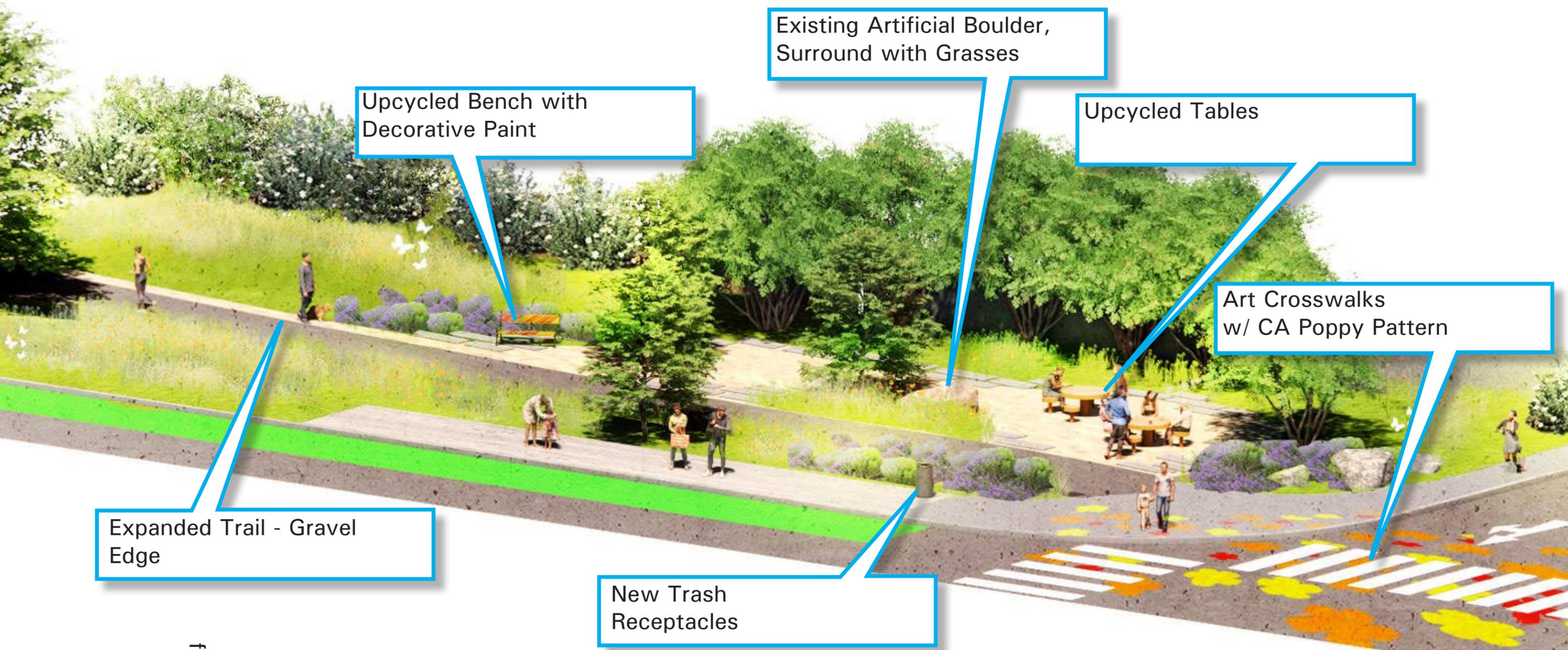
fairway st

blanche st

mission blvd

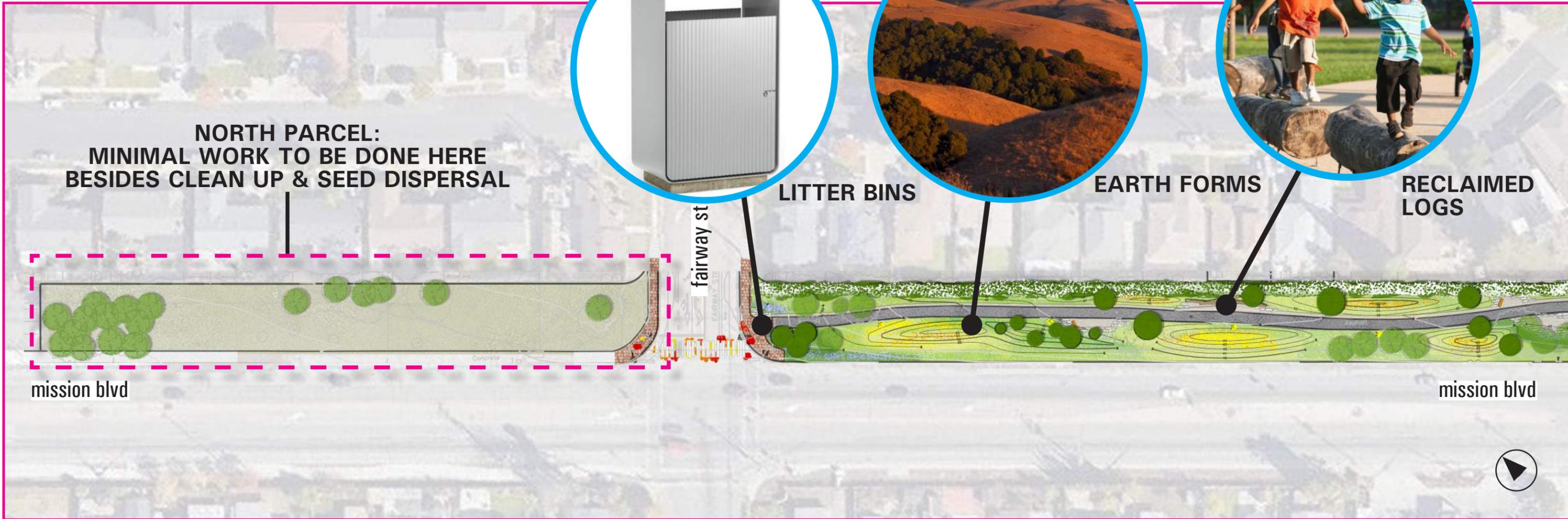
ILLUSTRATIVE PLAN

MOMENTS | SEATING AREA



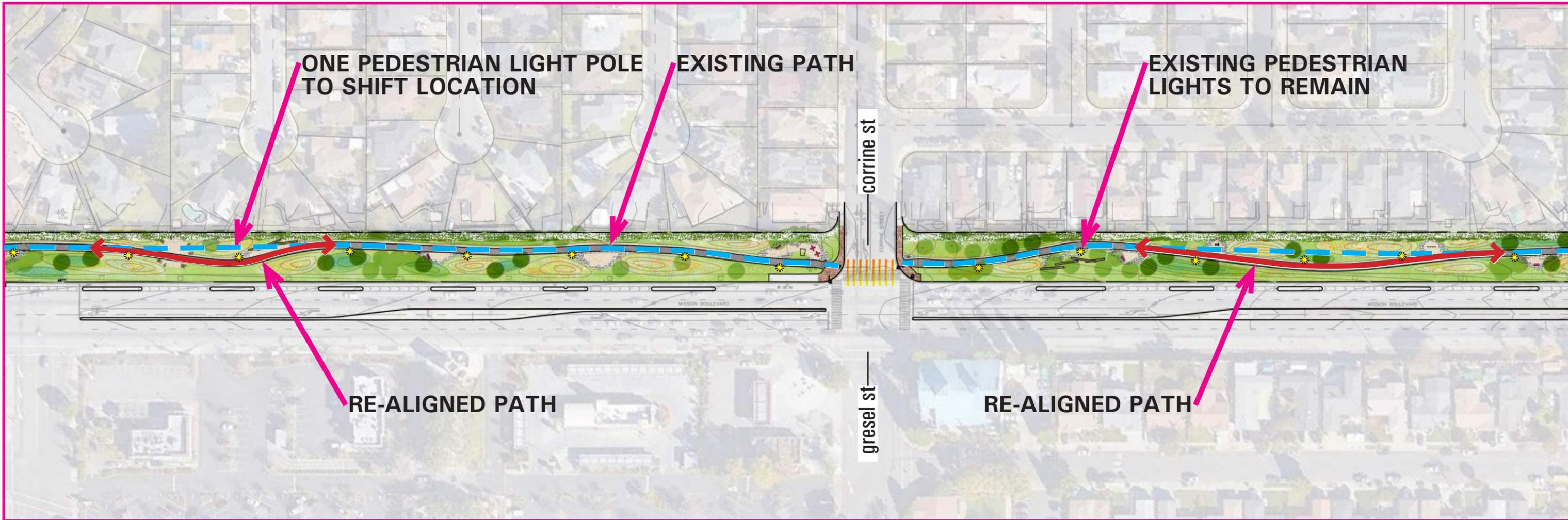
ILLUSTRATIVE PLAN

FAIRWAY ST < > NORTH PARCEL



ILLUSTRATIVE PLAN

RE-ALIGN EXISTING PATH IN 2 PLACES



PLANTING STRATEGY + MATERIAL UPCYCLING

PLANTING STRATEGY - NEW SOD & ORNAMENTAL GRASSES

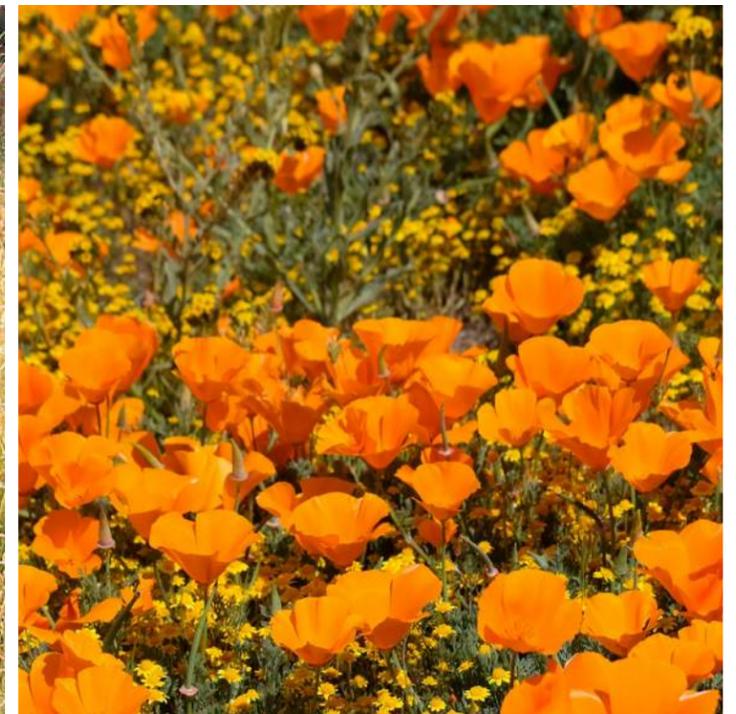
Low Points:

- Native No-Mow Sod (Cost Effective - Will be Used for the Majority of the Site)
- Native Perennial Accents
- Drought-Tolerant
- Low-Maintenance



High Points:

- Ornamental Grasses
- Annual Wildflowers
- Seasonal Interest
- Drought-Tolerant
- Low-Maintenance



PLANTING STRATEGY - EXISTING OLEANDER



Existing Oleander Hedge



Prune + Clean Up Oleander Hedge

PLANTING STRATEGY - GAPS IN HEDGE AT EXISTING FENCELINE



Gaps in Hedge



Background/Primary Shrub:
Toyon, Lemonade Berry, & White Ceanothus



Foreground/Accent Flowering Shrubs:
Matilija Poppy, Bush Anemone, Ribes White Icicle, Garraya

PLANTING STRATEGY - LARGE TREES

(36" Box to 48" Box upon Installation - 12 Trees Total)



Valley Oak (*Quercus lobata*)



Black Oak (*Quercus kelloggii*)

PLANTING STRATEGY - ACCENT TREES

(24" Box upon Installation - 18 Total)



Strawberry Tree (*Arbutus 'Marina'*)



Western Redbud (*Cercis canadensis*)

PLANTING STRATEGY - ACCENT TREES

(15gallon, Fast Growing Trees that are Cost Effective and will Provide Shade in 3-5 Years - 40 Total)



CA Sycamore (*Platanus racemosa*)



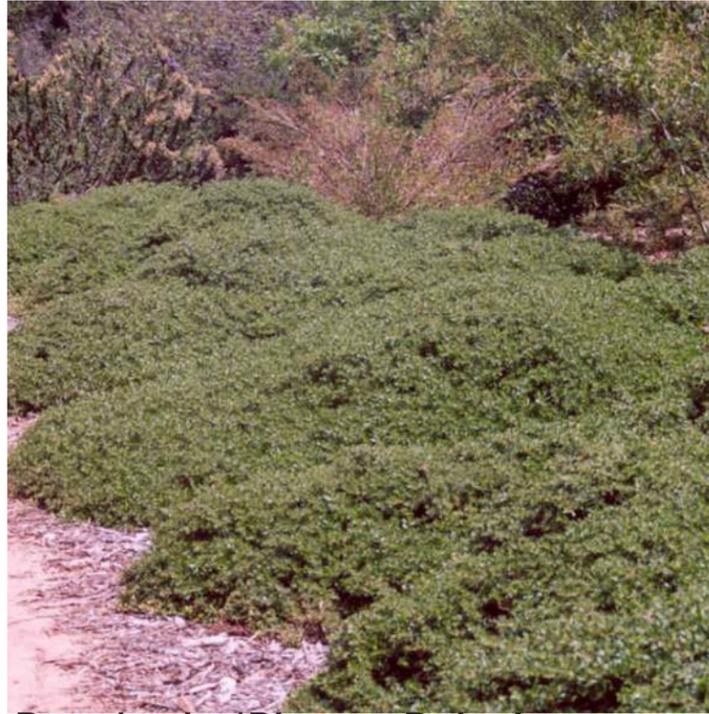
Redwood (*Sequoia sempervirens*)



Tulip Tree (*Liriodendron tulipifera*)

PLANTING STRATEGY - GARDEN MIX

(Flowering Mix of Perennials will be Used at the Corners of the Site to Signify the Entrances into Linear Park - DROUGHT TOLERANT, LOW MAINTENANCE)



Baccharis 'Pigeon Point'



Cistus 'Santa Cruz'



Muhlenbergia rigens



Salvia clevelandii



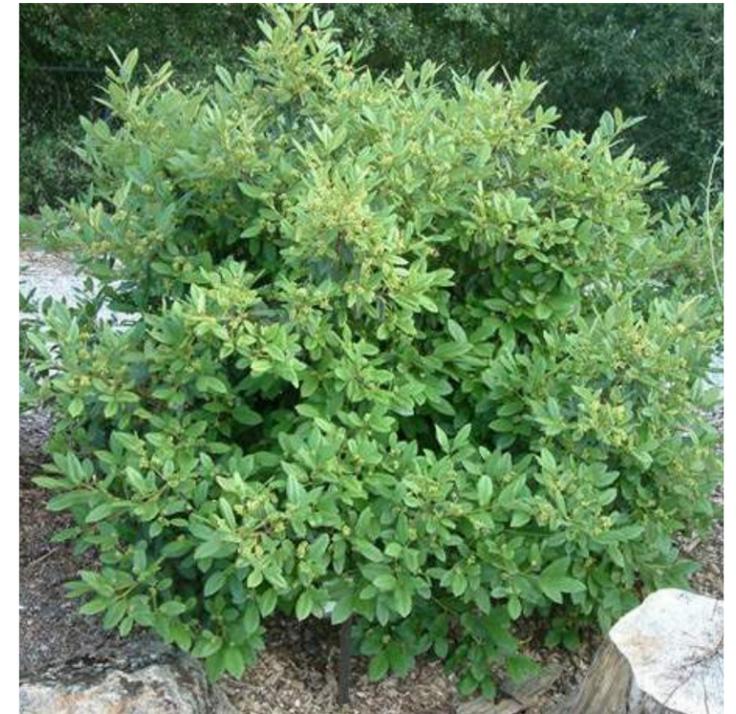
Eriogonum fasciculatum



Salvia mellifera



Ceanothus 'Yankee Point'



Rhamnus 'Eve Case'

PLANTING STRATEGY - REDWOOD UNDERSTORY

(Redwood Duff will be Allowed to Collect below the Redwoods as Mulch)



Redwood Duff



Woodwardia fimbriata



Polystichum munitum

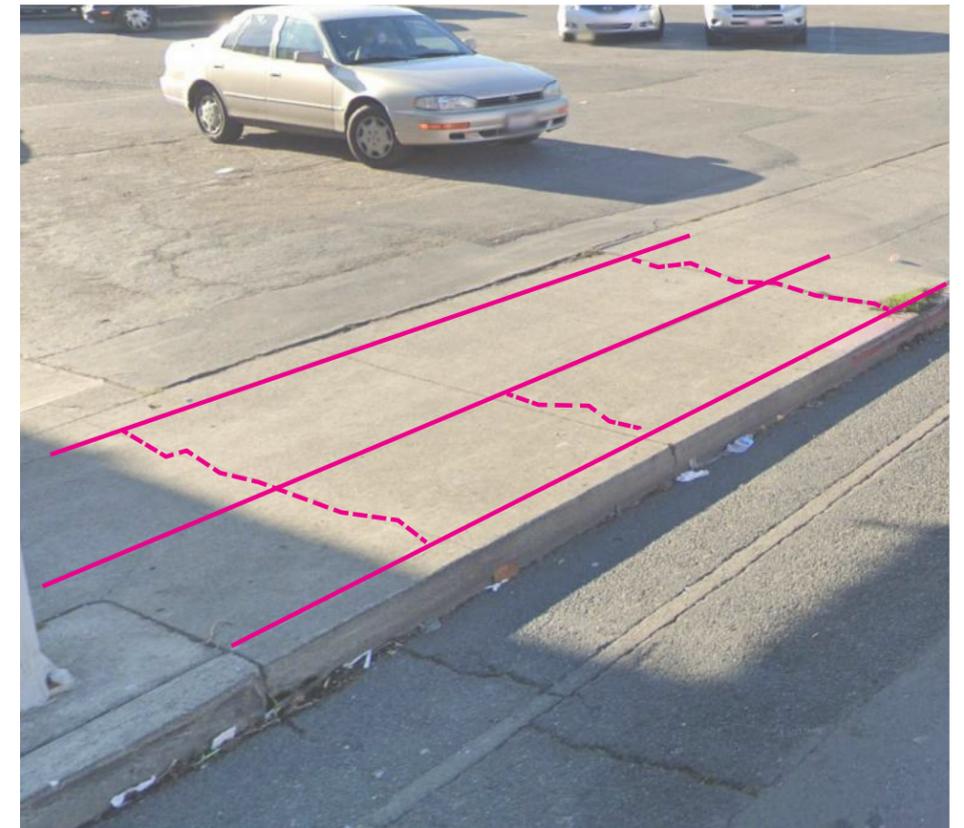
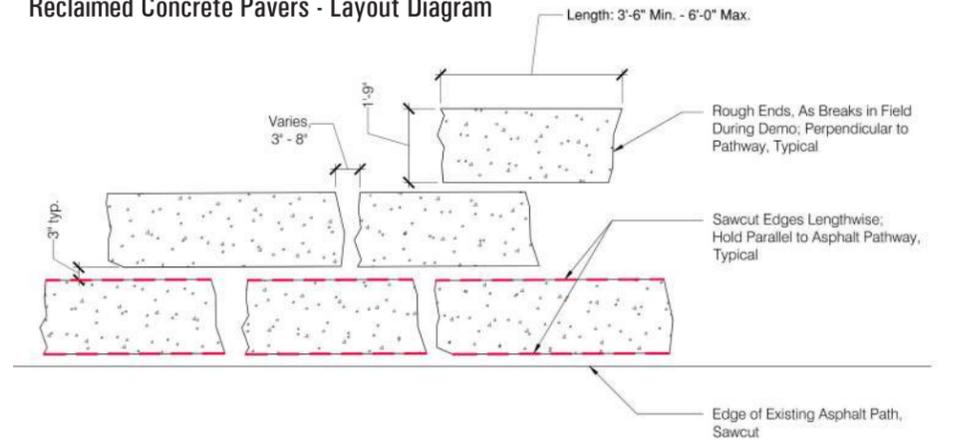


Heuchera maxima

EXPANDED PAVER SPACE - UPCYCLED CONCRETE



Reclaimed Concrete Pavers - Layout Diagram



SEATING AREA - UPCYCLED CITY BENCHES



Paint Benches a Metallic Color



SEATING AREA - UPCYCLED CITY BENCHES



SEATING AREA - UPCYCLED CITY TABLES

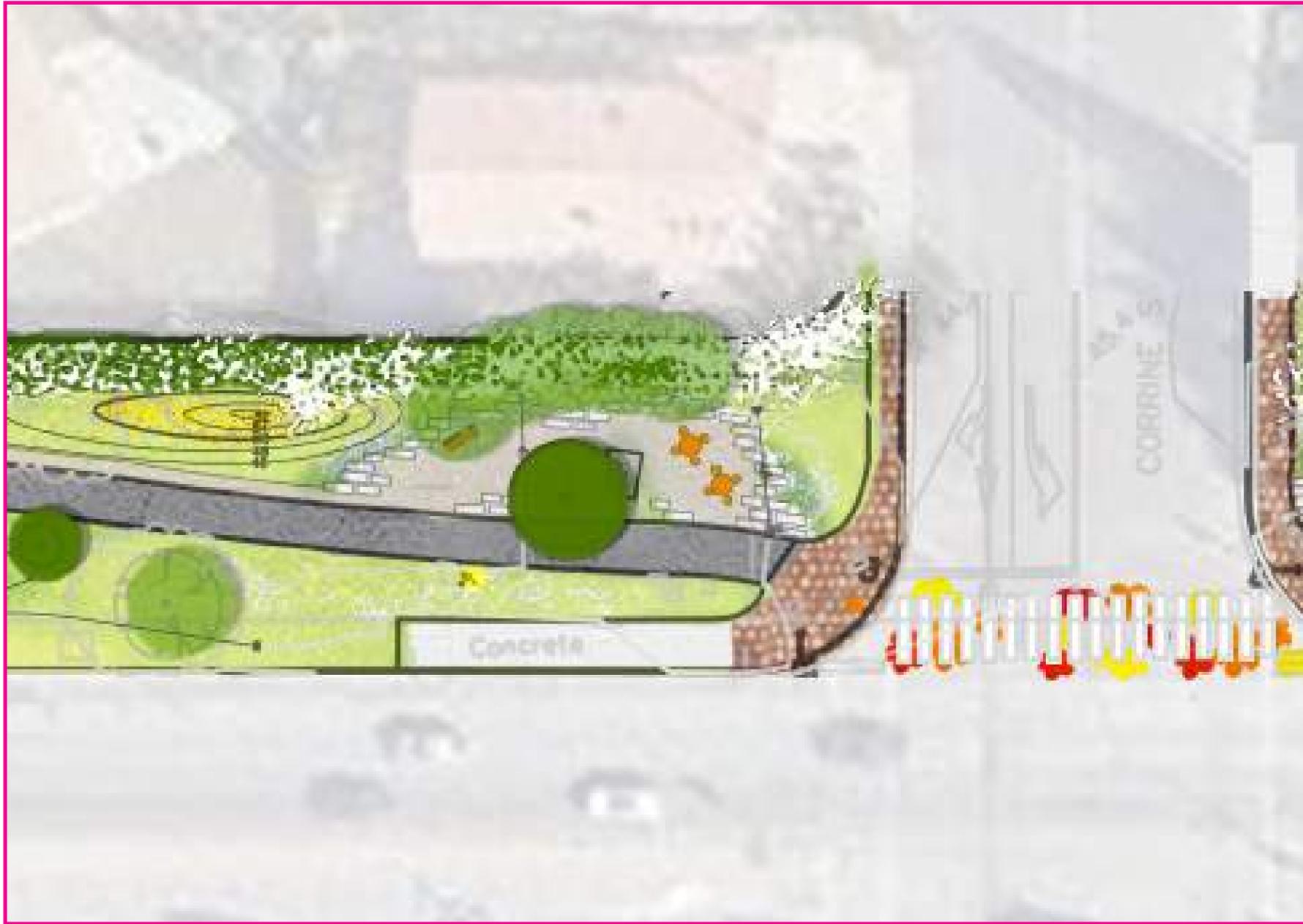


Available Tables
in City of Hayward Storage Yard



Paint/Stain Tables a Vibrant Color

SEATING AREA - UPCYCLED CITY TABLES



UPCYCLED TIMBER



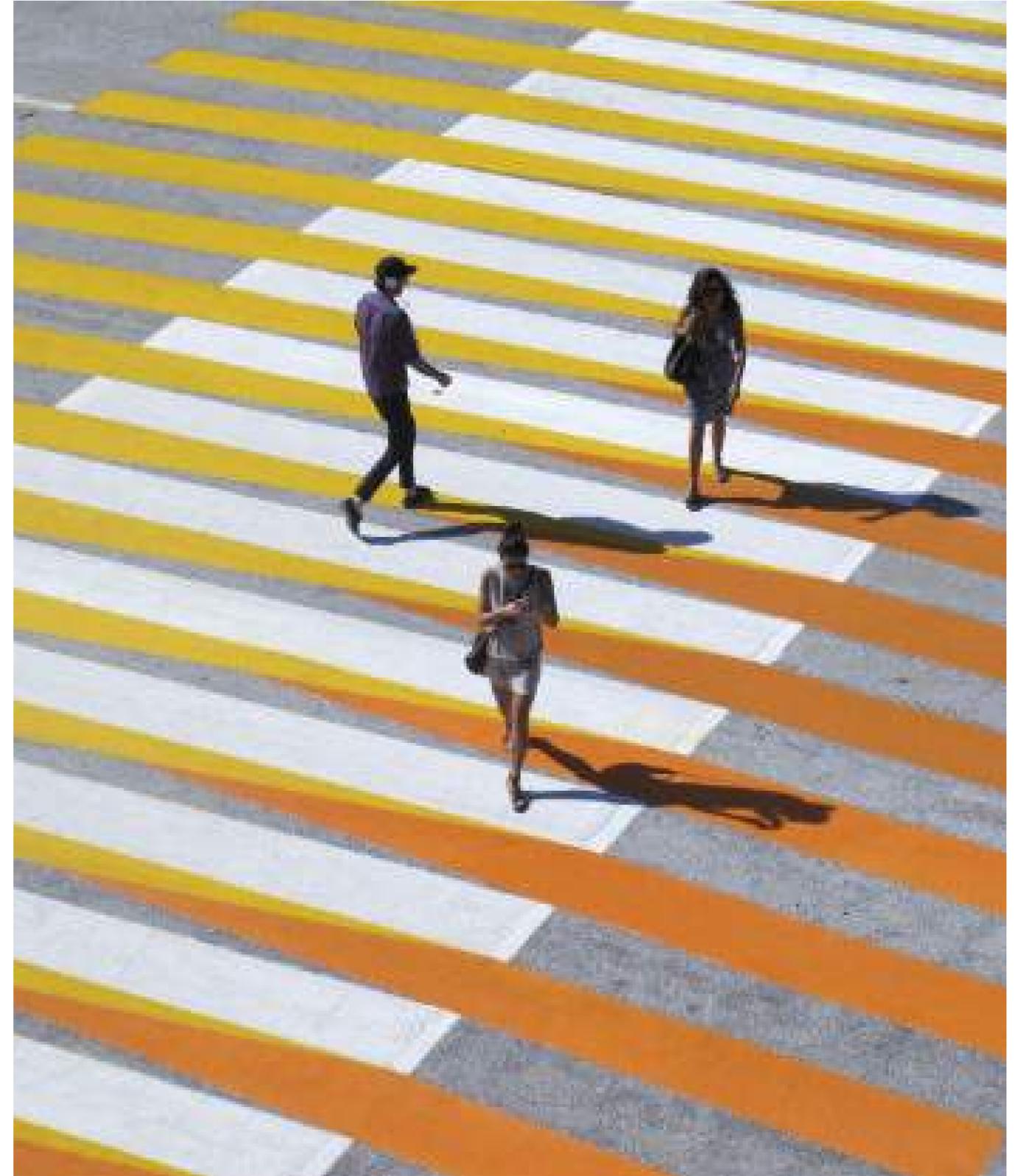
UPCYCLED TIMBER BENCHES



UPCYCLED TIMBER BENCHES



ART CROSSWALKS - INSPIRATION



ART CROSSWALKS



LITTER BINS and PET WASTE STATIONS



Litter Bins - 8 Locations Total
at Corners and Mid-Block



Pet Waste Stations - 3 Locations Total
at one Corner of Each Block

SUMMARY OF BASE PLAN IMPROVEMENTS WITHIN APPROVED BUDGET OF \$2,000,000

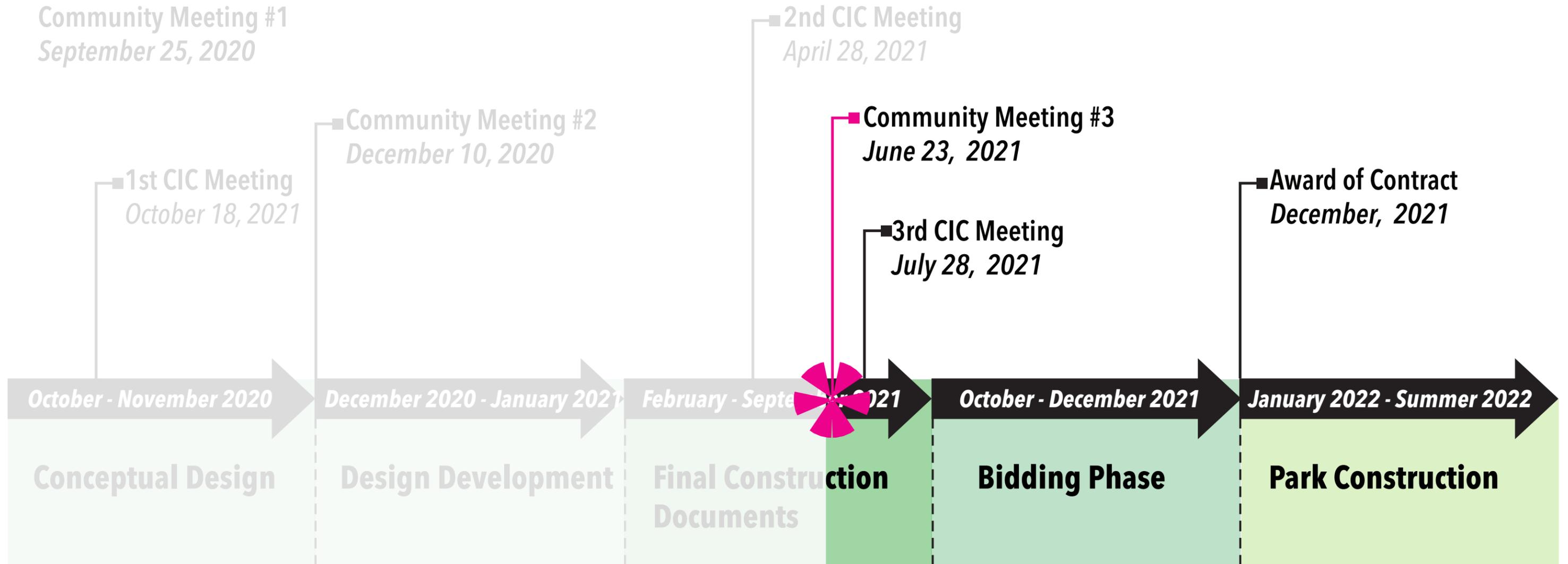
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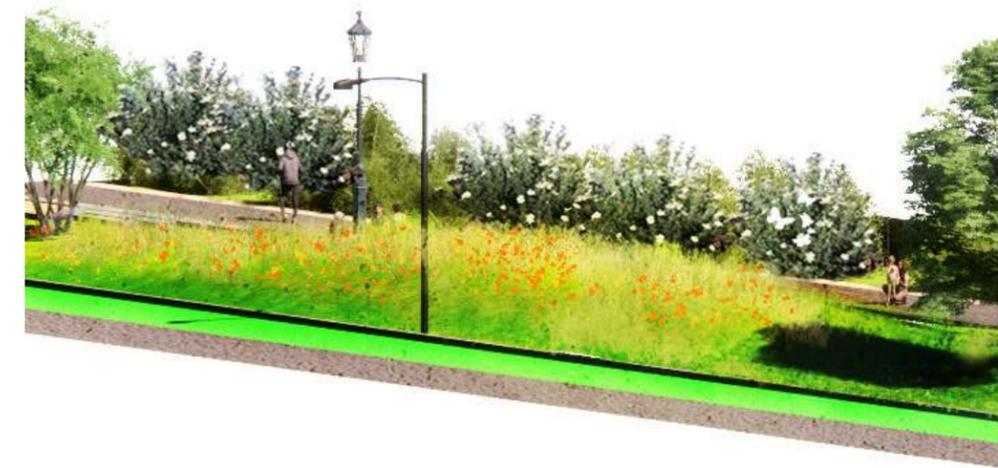
PROJECT TIMELINE



Q & A



Thank you!



MBLP@hayward-ca.gov



<https://www.hayward-ca.gov/Linear-Park>



510-583-2128